This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $582,000.00.

Affiant

Subscribed and sworn before me this the 14th day of December, 2018.

Notary Public
My commission expires: 9/18/22

Karen Y Johnson Davidson County
Batch# 175159 **DEEDWARR**
12/18/2018 09:58:02 AM 2 pgs
Fees: $13.00 Taxes: $2,153.40

20181218-0122775

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Andrew B. Colvin	Mortgage Investors Group	038 173.00
4180 Blueberry Hill Rd	8320 East Walker Springs Lane	
Nashville, TN 37218	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NOAH ABRAMS, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANDREW B. COLVIN AND JESSICA PHELPS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Tract 3 as described according to a boundary survey by Ray G. Cole, Job No. 91-289, dated April 8, 1991, as follows:

Beginning at an iron pin set in the Easterly margin, 25.0 feet from the center line of Blueberry Hill Road, the most Northwest corner of this tract, and being a corner to Gary E. Simpson Property, of record in Deed Book 4957, Page 195, Register's Office for Davidson County, Tennessee; thence from said beginning point and leaving said road, North 66 degrees 09' 15" East 1178.22 feet to an iron pin set, corner to said Simpson and in the line of Kirkland W. Todd, Jr.; thence with the line of said Todd, South 84 degrees 11' 04" East 122.47 feet to an existing iron pipe in the line of said Todd and a corner to Scott Moore; thence with the line of said Moore South 03 degrees 04' 51" West passing an iron pin set at 68.19 feet and in all a total of 78.70 feet to a point in a branch, corner to said Moore; thence continuing with the line of said Moore South 39 degrees 38' 50" West 96.07 feet to an iron pin set in the line of said Moore; thence South 66 degrees 10' 56" West 1200.18 feet to an iron pin in the margin of said Blueberry Hill Road; thence with the margin of said road, North 11 degrees 43' 54" West 177.00 feet to the beginning, containing 5.01 acres, more or less.

Being the same property conveyed to Noah Abrams, an unmarried man, by deed from Shana Ferrigan, a single woman, dated 08/04/2017, of record in Instrument No. 20170808-0081047, said Register's Office.

Also being the same property conveyed to Shana Ferrigan, a single woman, by deed from Slain J. Wilde, dated 04/03/2015, of record in Instrument No. 20150410-0031514, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4180 Blueberry Hill Rd, Nashville, TN 37218.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 14th day of December, 2018.

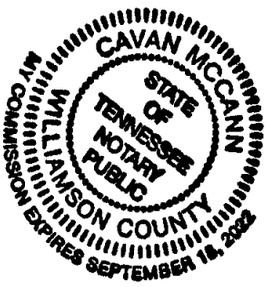
Noah Abrams

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Noah Abrams, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of December, 2018.

My commission expires: 9/18/22



Notary Public